

IN RE: PETITION FOR SPECIAL HEARING  
2/5 Woodbox Lane at Pipe Hill  
Court (formerly part of Summit  
Ridge, Section II)  
3rd Election District  
2nd Councilmanic District  
Falls Gable Ltd. Part., et al  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-519-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the Final Development Plan for Summit Ridge, Sections 1 and 2, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Sam O'Briant, Development Manager for NV Properties, General Partner, appeared, testified and was represented by Benjamin Bronstein, Esquire. Also appearing and testifying on behalf of the Petition was David S. Thaler, Civil Engineer, with D.S. Thaler & Associates. Appearing as Protestants in the matter were: Ned Levy, President, Falls Condominium; Mr. & Mrs. R. J. Michaus; Jerome Caplan; Marcia S. Speer; Mr. & Mrs. Don Kimmel; Laurie E. and Shirley Mishkin; Norman Rothblum; Laurie Segall; and Howard G. Reemer. The majority of the Protestants are owners of condominiums in Section 2, "Summit Ridge," also known as The Falls.

Testimony indicated that the subject property consists of 37.2 acres zoned D.R. 16 and is improved with a residential apartment/condominium development known as Summit Ridge. Testimony indicated that in March, 1968, Petitioners purchased 3.64 acres more or less designated as Parcel A, Section 2, of Summit Ridge as set forth in Petitioner's Exhibit 1 and 10.43 acres more or less of the adjoining property originally known as Falls III, now known as "Falls Gable." The Maryland Deposit and Insurance

Fund Corporation, the receiver for Old Court Savings and Loan, Inc., executed a deed on behalf of the Summit Ridge Partnership conveying the land to Petitioners in March, 1968. Petitioners propose utilizing the density and land area from Parcel A, which was part of the originally approved Amendment to the Final Development Plan for Summit Ridge, Section 2, to construct an apartment complex which will mainly be located in the Falls Gable Section. However, three-quarters of one 14-unit building, identified as "Building L" on Petitioner's Exhibit 1, will be situated on Parcel A. Testimony presented by Messrs. Thaler and O'Briant indicated that there would be no other physical change to Parcel A, other than that area on which the building is located and the adjoining storm drain area. Testimony indicated that the majority of Parcel A would remain undisturbed and heavily wooded. Petitioners have agreed to landscape Parcel A of the adjoining Falls Gable section, as approved by CRG and depicted on Petitioner's Exhibit 3.

Mr. Thaler testified in detail concerning the project's compliance with Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). He further testified that, in his opinion, the proposed project is a high quality development, utilizing much less density units than would be permitted and is in keeping with the surrounding community. Mr. Thaler testified regarding the Petitioners' efforts to landscape the property at a much higher level than required by the Baltimore County Landscape Manual and to preserve existing trees where possible. In support of his testimony, Mr. Thaler and Mr. O'Briant testified as to Petitioners' efforts to preserve two large Japanese Maple trees that will have to be moved offsite temporarily during construction of the proposed im-

provements on Woodbox Lane and then moved back to their original site at great cost.

Mr. O'Briant testified as to the time and energy expended by Petitioners to develop a high quality project that will be in keeping with the neighborhood. In response to inquiries by Protestants regarding Petitioners' plans to develop any further in Parcel A, other than that portion of the 14-unit apartment building identified as Building L, Mr. O'Briant indicated it was not their intent at this time, if Petitioners are able to proceed under the plan approved by CRG. Mr. O'Briant responded to the Protestants' inquiries regarding maintaining Parcel A and retaining as many trees as possible.

The Protestants testified they were opposed to any development in Parcel A. Mr. Levy testified as to the Falls Condominium pursuing through Counsel their options regarding a civil suit as they believed Parcel A was improperly transferred to Petitioners. Mr. Levy had no documentation contradicting the deed introduced by Petitioners evidencing its ownership of Parcel A. The Protestants indicated their desire to have Parcel A maintained by Petitioners and asked Mr. O'Briant to commit to no further development of Parcel A.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Paragraph to the amendment, reading: "The property, being a lot bearing in this Petition being, and for the reasons given above, a special hearing should be granted."

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of June, 1989, that the Petitioner's special hearing to approve an amendment to the Final Development Plan for Summit Ridge, Sections 1 and 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) No further development of Parcel A shall be permitted except as specified on Petitioner's Exhibit 1 without benefit of further public hearing.
- 3) Petitioners shall preserve all trees other than those which may be required to be removed during construction of the building designated as Building L on Petitioner's Exhibit 1 in Parcel A. Prior to commencement of construction, Petitioner shall submit for approval by the Zoning Commissioner and/or Deputy Zoning Commissioner, a site plan advising of the maximum area in Parcel A which will be disturbed.
- 4) Petitioners shall landscape the subject property at a minimum as set forth in Petitioner's Exhibit 3.
- 5) Petitioners shall be responsible for maintaining the landscaping provided. Further, Petitioners and/or its successors in interest shall at all times maintain the remaining open space of Parcel A.
- 6) Prior to the issuance of any permits, Petitioners shall submit for approval by the Zoning Office an updated overall density plot which takes into consideration the density units that will be used in the proposed development known as Falls Gable, verifying the

#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-519-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an AMENDMENT TO THE FINAL DEVELOPMENT PLAN BY AMENDING TRACT BOUNDARY AND UTILIZING DENSITY AND SOME LAND AREA FROM PREVIOUSLY APPROVED SECTION ONE AND TWO "SUMMIT RIDGE".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon the granting of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s): FALLS GABLE L.P. A VIRGINIA PARTNERSHIP, NVPROPERTIES, A VIRGINIA CORPORATION, GENERAL PARTNER.
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner: BENJAMIN BRONSTEIN AND EVANS, GEORGE & BRONSTEIN	6820 ELM STREET 703-847-0060
(Type or Print Name)	Address Phone No.
BY: [Signature]	MCLEAN, VIRGINIA 22101
Signature	City and State
29 W. SUSQUEHANNA AVENUE, STE. 205	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	D.S. THALER & ASSOCIATES
TOWSON, MARYLAND 21204	Name
City and State	11 WARREN ROAD, PIKESVILLE, MD 21208
Attorney's Telephone No.: 301-296-0200	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1989, at 10:30 o'clock P.M.

J. Robert Hickey  
Zoning Commissioner of Baltimore County.

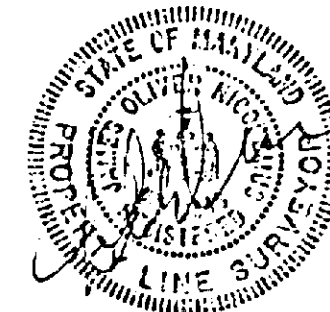
March 23, 1989

#### DESCRIPTION OF PARCEL "A" (formerly part of Summit Ridge, Section II)

Beginning for the same at a point on the northerly right-of-way line of Woodbox Lane which point is 30 feet more or less southeasterly from the intersection of Ten Timbers Lane and Woodbox Lane; thence, the following 23 courses and distances:

1. 74.61 feet by a curve to the left, having a radius of 198.72 feet and a chord of North 81° 58'08" East 74.18 feet to a point;
  2. North 71° 12'46" East 39.47 feet; thence,
  3. 43.62 feet by a curve to the right, having a radius of 128.00 feet and chord of North 81° 25'23" East 45.38 feet to a point;
  4. South 88° 22'00" East 151.36 feet; thence,
  5. 90.32 feet by a curve to the right, having a radius of 137.63 feet and chord of South 69° 34'00" East 88.71 feet to a point;
  6. South 50° 46'00" East 86.21 feet; thence,
  7. 117.53 feet by a curve to the left, having a radius of 170.00 feet and chord of South 70° 34'22" East 115.20 feet to a point;
  8. North 89° 37'17" East 183.39 feet; thence,
  9. 137.84 feet by a curve to the left, having a radius of 520.00 feet and chord of North 82° 01'38" East 137.44 feet to a point;
  10. North 74° 26'00" East 229.97 feet; thence,
  11. 42.41 feet by a curve to the right having a radius of 160.00 feet and chord of North 82° 01'38" East 42.29 feet to a point;
  12. North 89° 37'17" East 293.94 feet; thence,
  13. 99.01 feet by a curve to the left, having a radius of 170.00 feet and chord of North 72° 56'08" East 97.62 feet to a point;
  14. North 56° 13'00" East 88 feet to a point;
  15. South 74° 37'48" East 11.99 feet to a point;
  16. South 01° 01'50" East 180.42 feet to a point;
  17. South 89° 37'17" West 1148.90 feet to a point;
  18. South 04° 51'32" East 255.26 feet to a point;
  19. South 85° 41'10" West 120.25 feet to a point;
  20. North 04° 20'10" West 370.57 feet to a point;
  21. North 88° 22'00" West 313.33 feet to a point;
  22. North 87° 16'30" West 38.34 feet to a point;
  23. North 62° 41'15" East 5.96 feet to the point of beginning.
- Containing 3.33 acres of land more or less.

This description taken from, and intended to comply with the Amended Plat of Section II, Summit Ridge, recorded among the Land Records of Baltimore County, Maryland in Plat Book 51 folio 44.





Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

June 29, 1989

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
S/S Woodbox Lane at Pipe Hill Court  
(formerly part of Summit Ridge, Section II)  
3rd Election District - 2nd Councilmanic District  
Falls Gable Limited Partnership, et al - Petitioners  
Case No. 89-519-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

*J. Robert Haines*

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: All Protestants

People's Counsel

File



Dennis F. Rasmussen  
County Executive

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Iman Janski</i>	<i>29 W. Susquehanna Ave 21204</i>
<i>DAVID THALER</i>	<i>11 WARREN RD BALT 21209</i>
<i>Sam D'Amico</i>	<i>6720 Elm Street Melan, VA 22101</i>

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Mr. R. J. Michaels</i>	<i>7460 WOODBOX CT 21207</i>
<i>Jeanne Caplan</i>	<i>2149 B Woodbox Lane</i>
<i>Marjorie Spruill</i>	<i>3441 C Woodbox Lane</i>
<i>Michelle D. Remmel</i>	<i>S-B Tridewood Ct</i>
<i>Laura S. Madelin</i>	<i>2201 B Woodbox Lane 21204</i>
<i>Shirley Muehlen</i>	<i>" "</i>
<i>Norman Rothblum</i>	<i>S-B Foxwood Ct</i>
<i>Lauri Seale</i>	<i>2314 Mellow Ct</i>
<i>Edward B. Rumer</i>	<i>2205 E Woodbox La</i>

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

Date: *6/9/89*



Dennis F. Rasmussen  
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case Number: 89-519-SPH  
Petition for Special Hearing  
S/S Woodbox Lane at Pipe Hill Court  
(formerly part of Summit Ridge, Section II)  
3rd Election District - 2nd Councilmanic

HEARING SCHEDULED: WEDNESDAY, JUNE 21, 1989 at 10:30 a.m.

Special Hearing: An Amendment to the Final Development Plan by amending tract boundary and utilizing density and some land area from previously approved Section One and Two "Summit Ridge".

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Falls Gable Limited Partnership  
Benjamin Bronstein, Esq.  
File

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: *6/21/89* ACCOUNT: *R-01-615-000*

AMOUNT: *79.94*

RECEIVED *George & Bronstein*

FOR: *PA for 6/21/89 Hearing 89-519-SPH*

B 8122 \*\*\*\*\*732412 \*\*\*\*\*

VALIDATION OR SIGNATURE OF CASHIER

RECEIVED

DATE: *6/21/89* ACCOUNT: *R-01-615-000*

AMOUNT: *79.94*

RECEIVED *George & Bronstein*

FOR: *PA for 6/21/89 Hearing 89-519-SPH*

B 8122 \*\*\*\*\*732412 \*\*\*\*\*

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J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., *June 2, 1989*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *May 25, 1989*.

THE JEFFERSONIAN,

*S. Zeke Olson*

Publisher

PO 12584  
rg - M 30907  
ca 89-519-SPH  
price \$ 43.34

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

*89-519-SPH*

District: *3rd* Date of Posting: *May 2, 1989*  
Posted for: *Special Hearing*  
Petitioner: *Jack D. Gryniewicz, et al*  
Location of property: *S/S Woodbox Lane at Pipe Hill Court*  
*formerly part of Summit Ridge, Section II*  
Location of Sign: *S/S Woodbox Lane at Pipe Hill Court*  
Remarks: *J. J. Gryniewicz*  
Posted by: *J. J. Gryniewicz* Date of return: *June 2, 1989*  
Number of Signs: *1*

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN  
SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 298-0200  
FAX (301) 298-3719

WALLACE DANN  
COUNSEL

May 4, 1989

Mr. J. Robert Haines  
Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Item No. 406  
Falls Gable Petitioner

Dear Mr. Haines:

The Petition for Special Hearing in the above entitled matter was filed on March 28, 1989. My client is most anxious to proceed on this matter. I would appreciate it if a Hearing can be scheduled any time during the month of June.

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN  
*J. J. Gryniewicz*  
Benjamin Bronstein

SB/jcc

RECEIVED  
MAY 5 1989  
ZONING OFFICE

callroom, 100 included private  
cable, kitchen & laundry privileges.  
\$65/week. 655-7682

PROFESSIONAL APARTMENT -  
1100 sq. ft. 1st floor. R.O. use  
922-7265

LEGAL NOTICE

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Baltimore County

Much, much more...  
Families with income  
between \$17,000  
and \$33,000 given  
consideration.  
Model open Mon thru Sat  
10 to 6, Sun 1 to 6.  
DIRECTIONS: Off of Lehigh  
Road in Owings Mills.  
PHONE: (301)  
363-8050  
A Farnham Crow Co. Community

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TO  
LIBERTY WEST APTS!  
We now have 1, 2 and 3  
bedroom apartments...  
ASK ABOUT OUR SPRING SPECIAL  
Liberty West Apartments  
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Open 9 a.m. - 6 p.m. Monday-Saturday  
FIND US... WE'RE WORTH IT!  
\*Not qualified applicants only. \*1989

CLASSIFIED  
INFORMATION  
CALL 653-3800

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SJS/03-18-88  
2681E

DEED

THIS DEED, made this *14th* day of March, 1988, by and between SUMMIT RIDGE PARTNERSHIP, a general partnership organized and existing under the law of Maryland (hereinafter referred to as "the Grantor"), and FALLS GABLE, L.P., a limited partnership organized and existing under the law of Virginia doing business in Maryland as FALLS GABLE LIMITED PARTNERSHIP (hereinafter referred to as "the Grantee").

WITNESSETH, THAT FOR AND IN CONSIDERATION of the payment by the Grantee to the Grantor of the sum of Two Million Twenty Four Thousand Dollars (\$2,024,000) (which is the actual consideration paid or to be paid for the within conveyance), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee and its successors and assigns, in fee simple, all of that land, situate and lying in Baltimore County, Maryland, which is described in Exhibit A hereto.

TOGETHER WITH all of the improvements thereon and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining (all of which land, improvements and appurtenances are hereinafter referred to collectively as "the Property").

TO HAVE AND TO HOLD the Property unto and to the proper use and benefit of the Grantee and its successors and assigns, in fee simple.

THE GRANTOR HEREBY COVENANTS that the Grantor (a) has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property; and (b) will give such further assurances thereof as may be requisite.

THE GRANTEE HEREBY AGREES for itself and its heirs, personal representatives, successors and assigns in interest hereunder that it will not within twelve (12) months of the date hereof make or permit to be made any total or partial sale, lease, assignment, conveyance or other transfer (each of which actions is hereinafter referred to as a "Transfer") of any or all of the Property, except to a limited or general partnership of which WV Properties, Inc. is the general partner or a corporation of which a majority of stock is owned by the existing stockholders of WV Properties, Inc., for which consent of the Grantor need not be obtained, without first obtaining the Grantor's express, written consent thereto (which consent shall not constitute a consent to any subsequent such Transfer, whether by the person hereinabove named as "the Grantee" or by any such transferee). above named as "the Grantee" or by any such transferee). Grantor (50%) of the proceeds received by the Grantee in connection with the Transfer in excess of the purchase price set forth herein. Any person to whom any such Transfer is attempted in the absence of such consent shall

*Benjamin's Exhibit*



SJS/03-18-88  
2681t

be liable to the Grantor for the amounts due to the Grantor pursuant to this paragraph and such person shall have no claim, right or remedy whatsoever against the Grantor and Grantor shall have no duty to recognize any person claiming under or as a result thereof. For purposes of the foregoing provisions of this paragraph, a transfer shall be deemed to have occurred whenever there is any transfer, sale, pledge or other disposition, in any single transaction or cumulatively, of the Grantee, through any or all of (i) the transfer, sale, pledge or other disposition of stock or interests in the Grantee existing on the date hereof; (ii) the creation of new stock or interests in such entity; (iii) the surrender or liquidation of stock or interests in such entity; (iv) any transfer, sale, pledge or other disposition, in any single transaction or cumulatively or (v) any transfer of a controlling interest of the stock of NVProperties, Inc. Transfer shall not be deemed to include the conveyance of the Property pursuant to a deed of trust or mortgage (a "Mortgage") for purposes of securing a loan to the Grantee for the acquisition and/or development of the Property. Grantor agrees that the provisions of this paragraph shall not be applicable to (a) any lender who acquires title to the Property through a foreclosure proceeding under the Mortgage or pursuant to a deed in lieu of foreclosure under the Mortgage or (b) any bona fide purchaser at a foreclosure sale under the Mortgage or any bona fide grantee of a deed in lieu of foreclosure under the Mortgage.

IN WITNESS WHEREOF, each party has executed and sealed this Deed or caused it to be executed and sealed on its behalf by its duly authorized representatives, the day and year first above written.

WITNESS:

SUMMIT RIDGE PARTNERSHIP

By: SUMMIT RIDGE FINANCIAL CORPORATION, General Partner

By: MARYLAND DEPOSIT INSURANCE FUND CORPORATION, Receiver for Old Court Savings & Loan, Inc.

By: *Carol Russell* (SEAL)  
Special Representative

By: SUMMIT RIDGE DEVELOPMENT CORPORATION, General Partner

By: MARYLAND DEPOSIT INSURANCE FUND CORPORATION, Receiver for Old Court Savings & Loan, Inc.

By: *Carol Russell* (SEAL)  
Special Representative

- 2 -

SJS/03-18-88  
2681t

WITNESS:

FALLS GABLE, L.P. doing business in Maryland as FALLS GABLE LIMITED PARTNERSHIP

By: NVProperties, Inc., General Partner

By: *Carl Russell* (SEAL)

STATE OF MARYLAND: COUNTY OF *Baltimore*

On this *23rd* day of March, 1988, before me personally came Nancy B. Nyman who acknowledged herself to be a Special Representative of the State of Maryland Deposit Insurance Fund Corporation, the Receiver for Old Court Savings and Loan, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed and acknowledged that she executed the same for the purpose therein contained as the duly authorized Special Representative by signing her name.

WITNESS, my hand and Notarial Seal.

*Lisa Van der Kolk*  
Notary Public

My commission expires: July 1, 1990

STATE OF MARYLAND: COUNTY OF *Montgomery* : TO WIT:

I HEREBY CERTIFY that on this *24th* day of March, 1988, before me, a Notary Public for the state of Maryland aforesaid, personally appeared *Frank D. Adams*, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the *Vice President* of NVProperties, Inc., a corporation organized and existing under the law of Virginia, which is a general partner in FALLS GABLE, L.P., a limited partnership organized and existing under the law of Virginia doing business in Maryland as FALLS GABLE LIMITED PARTNERSHIP, that he has been duly authorized to execute, and has executed, the foregoing instrument on behalf of the said entity for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

*Edna E. Jones*  
Notary Public

My commission expires on July 1, 1990.

- 2 -

## D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (410) 494-4100

March 23, 1988

DESCRIPTION OF A 9.7246 ACRE PARCEL  
Falls III  
THIRD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated in the center of Old Pimlico Road, said point being the end of the first line as described in deed dated September 20, 1977, and recorded among the land records of Baltimore County in Liber 5805, folio 454; thence running reversely with and binding on said first line being in the center of said road as now surveyed: North 18° 19' 11" East 188.30 feet to a point; thence leaving said centerline and running reversely with and binding on the thirteenth through the sixth lines of the last mentioned deed being on the south side of a road being 25.00 feet wide North 61° 30' 14" East 42.78 feet to a point; thence North 55° 48' 21" East 50.00 feet to a point; thence North 44° 47' 21" East 58.50 feet to a point; thence North 48° 47' 21" East 48.40 feet to a point; thence North 51° 39' 21" East 50.00 feet to a point; thence North 56° 20' 21" East 100.00 feet to a point; thence North 57° 05' 21" East 72.50 feet to a point; thence North 59° 29' 15" East 11.80 feet to a point intersecting the fourth line as described in Parcel 4 of deed dated October 24, 1984, and recorded among the land records of Baltimore County in Liber 6837, folio 641; thence leaving the south side of said road and running reversely with and binding on said fourth line North 03°

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

Description of a 9.7246 Acre Parcel  
Falls III, Baltimore County, Maryland  
March 23, 1988  
Page Two

41° 39' West 22.90 feet to a point in the center of said road, said point also being the end of the third line of the last mentioned deed; thence running in the center of said road and reversely with and binding on the third and second line of Parcel 4, and reversely with and binding on the first line of Parcel 2, and reversely with and binding on the second line of Parcel 1, and running with and binding on the first line of Parcel 3 of deed dated October 24, 1984, and recorded among the land records of Baltimore County in Liber 6837, folio 641 the following two courses and distances: North 78° 35' 06" East 41.15 feet to a point; thence South 85° 48' 04" East 238.34 feet to a point, said point being the end of the first line of Parcel 1 of the last mentioned deed; thence leaving said centerline and running reversely with and binding on the last mentioned first line South 03° 41' 39" East 12.01 feet to a point on the south side of said road, said point also being the end of the fourth line as described in deed dated September 7, 1984, and recorded among the land records of Baltimore County in Liber 6849, folio 170; thence running reversely with and binding on the fourth, third, and second lines of the last mentioned deed South 85° 48' 04" East 145.70 feet to a point; thence South 88° 55' 07" East 314.75 feet to a point intersecting the North 04° 20' 10" West 370.57 foot line as shown on the Amended Plat of Section 2, Summit Ridge; thence running with and binding on said line South 04° 29' 42" East 358.00 feet to a point, said point being the southwesterly most corner as shown on the Amended Plat of Section 2, Summit Ridge, and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 51, folio 44; thence running reversely with and binding on the first line of the last mentioned deed, and reversely with and binding on the fourth line as described in Parcel 1 of deed dated October 24, 1984, and

Description of a 9.7246 Acre Parcel  
Falls III, Baltimore County, Maryland  
March 23, 1988  
Page Three

recorded among the land records of Baltimore County in Liber 6837, folio 641 and running with and binding on the second line of deed dated September 20, 1977, and recorded among the land records of Baltimore County in Liber 5805, folio 454, and also running with and binding on the seventh line of Parcel 2 as described in deed dated December 1, 1950, and recorded among the land records of Baltimore County in Liber 1910, folio 457, and also running with and binding on the eighth and first lines of deed dated February 6, 1956, and recorded among the land records of Baltimore County in Liber 2870, folio 294; South 85° 46' 15" West 1206.10 feet to the point of beginning. Containing 423,603 square feet or 9.7246 acres of land more or less.

Being all of that land as described in the following deeds:

1. Liber 7145, folio 826; January 18, 1985.
2. Liber 6837, folio 641; October 24, 1984.
3. Liber 6849, folio 170; September 7, 1984.

Subject to a 25.00 foot wide right-of-way for ingress and egress as described in deed dated September 7, 1984, and recorded among the land records of Baltimore County in Liber 6849, folio 170.

Subject to a Baltimore Gas and Electric right-of-way as described in deed recorded among the land records of Baltimore County in Liber 4010, folio 348.

### DESCRIPTION OF A PORTION OF SUMMIT RIDGE, SECTION II

Beginning for the same at a point where the easterly right-of-way line of Ten Timbers Lane intersects the southerly right-of-way line of Woodbox Lane, said point number 1185 as shown on a plat entitled Section 2 Summit Ridge and recorded in the Plat Records of Baltimore County at E.H.K., Jr. 50 folio 58; thence, running with and binding upon the southerly right-of-way line of Woodbox Lane the following 15 courses and distances:

1. 74.61 feet by a curve to the left having a radius of 198.72 feet and a chord of North 81° 58' 08" East 74.18 feet to a point;
2. North 71° 12' 46" East 39.47 feet to a point;
3. 45.62 feet by a curve to the right having a radius of 128.00 feet and a chord of North 81° 25' 23" East 45.38 feet to a point;
4. South 88° 22' 00" East 151.36 feet to a point;
5. 90.32 feet by a curve to the right having a radius of 137.63 feet and a chord of South 69° 34' 00" East 88.71 feet to a point;
6. South 50° 46' 00" East 86.21 feet to a point;
7. 117.53 feet by a curve to the left having a radius of 170.00 feet and a chord of South 70° 34' 22" East 115.20 feet to a point;
8. North 89° 37' 17" East 183.39 feet to a point;
9. 137.84 feet by a curve to the left having a radius of 520.00 feet and a chord of North 82° 01' 38" East 137.44 feet to a point;
10. North 74° 26' 00" East 229.97 feet to a point;

page 2

11. 42.41 feet by a curve to the right having a radius of 160.00 feet and a chord of North 82° 01' 38" East 42.29 feet to a point;
12. North 89° 37' 17" East 295.94 feet to a point;
13. 99.01 feet by a curve to the left having a radius of 170.00 feet and a chord of North 72° 56' 08" East 97.62 feet to a point;
14. North 56° 15' 00" East 88.28 (calculated) feet to a point;
15. South 74° 57' 48" East 11.99 feet to intersect a westerly line of Bonnie Ridge, Section III, recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr., 36 folio 94; thence, binding upon the last mentioned line, South 01° 11' 50" East 180.42 feet to a point; thence, South 89° 37' 17" West 1148.90 feet to a point; thence, South 04° 51' 32" East 255.26 feet to a point; thence, South 85° 41' 10" West 120.25 feet to a point; thence, North 04° 20' 10" West 370.57 feet to a point; thence, North 88° 22' 00" West 313.33 feet to a point; thence, North 87° 16' 30" West 38.34 feet to intersect an easterly line of Section I, Summit Ridge, recorded among the aforesaid Land Records in Plat Book E.H.K., Jr., 50 folio 18; thence, binding upon the last said line, North 02° 43' 30" East 5.00 feet to the point of beginning.

Containing 3.00 acres of land, more or less.  
This description taken from and intended to comply with the Record Plat of Section II, Summit Ridge, recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 50 Folio 58.  
Said parcel of land being subject to certain drainage and utility easements as shown on the last mentioned Record Plat.



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1989

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, MD 21204

RE: Item No. 406, Case No. 89-519-SPH  
Petitioner: Falls Gable L.P.  
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Falls Gable L.P.  
D. S. Thaler & Associates

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

April 21, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and 413.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
APR 28 1989  
ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21204  
484-4500

Paul H. Remick  
Chief  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Falls Gable L.P., a Virginia Partnership  
Location: S/S Woodbox Lane at Pipe Hill Court

Item No.: 406 Zoning Agenda: 4/11/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time. Buildings #3 and 6 have poor access for fire apparatus. Buildings shall face streets or be fully sprinklered.

REVIEWER: *Carl J. Kelly* 4-14-89 Noted and Approved: *Paul H. Remick* Fire Prevention Bureau  
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: June 21, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-519-SPH  
Item No. 406

Re: Falls Gable Limited Partnership

The Petitioner requests a special hearing to amend the Final Development Plan of "Summit Ridge" in order to amend the tract boundary and utilize density and some land area for the "Falls Gable" development. In reference to this request, staff offers the following comments:

"Falls Gable" received CRG approval on September 8, 1988 (File No. III-340). Office of Planning and Zoning comments in the file relative to the approval are attached. Those comments are applicable to the subject special hearing.

A:62189.txt Pg.2

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE

DATE: 9/8/88  
(Continued from 7/14/88)

PROJECT NAME: Falls Gable  
LOCATION: SE/Cor Old Pimlico Road  
and Woodbox Lane

PLAN: 6/19/88  
REV: 8/28/88 REV.:

DISTRICT: 3c2

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(NA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

✓ The plan as amended meets the zoning regulations for C.R.G. approval, provided that prior to final zoning approval, that the following comments are addressed:

- 1. Amended Plans - The 2nd Amended P.D.P. of Summit Ridge-S-1 and the 4th Amended P.D.P. of Summit Ridge-S-2 must be amended to include a revised provisory section of S-3 and the updated overall density calculations included. If units have been sold within 300 ft. of the proposed changes, a public hearing is required and final zoning approval would be contingent upon the outcome of the hearing pursuant to S.B01.3.A.7.b (B.C.2.R.). Prior to the zoning hearing, the amendment must be first approved by the Planning Board.
- 2. Density - An updated overall density plat is required prior to zoning approval of the final development plan.
- 3. Clarify the parking requirements for the community pool.

*W. Carl Richards, Jr.*  
W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENT  
FROM: OFFICE OF PLANNING AND ZONING

DATE 9/8/88

PROJECT NAME: FALLS GABLE

CONTINUED MEETING

PROJECT NUMBER: III-340

This plan proposes 216 apartment units on 13.547 acres zoned DR 16 on the southside of Woodbox Lane off of Old Pimlico Road. The first CRG meeting held on 7/14/88, also was continued due to non-compliance with Zoning Office comments regarding residential transition area requirements.

The Office of Planning has reviewed the revised subject plan dated 8/29/88 and submits the following comments:

- 1) The residential transition area "B" should be labeled and dimensioned.
- 2) A final landscape plan must be approved by this office prior to issuance of building permits.
- 3) The plan should clearly indicate existing trees to be retained and the limit of disturbance.
- 4) The landscape planting in the "C" area should be designed to provide an "effective screen". This planting shall be described in detail on the final landscape.

*out of RPA - no buffer required*

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 296-0200  
FAX (301) 296-3719

L. ROBERT EVANS  
HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN  
MICHAEL L. CHOMEL  
DOUGLAS A. STUBBS  
WILLIAM R. LEVASSEUR, JR.

June 26, 1989

WALLACE DANN  
COUNSEL

The Honorable Anne Nastarowicz  
Deputy Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Item No. 406, Case No. 89-519SPH

Dear Mrs. Nastarowicz:

At the time of the hearing on June 21, 1989 in the above entitled matter I filed on behalf of my client a copy of a deed dated March 24, 1988 from Summit Ridge Partnership to Falls Gable L.P. Please be advised that deed is recorded among the Land Records of Baltimore County in Liber 7823 Folio 793 et seq.

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

*Benjamin Bronstein*  
Benjamin Bronstein

BB/jcc

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 23, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 418.

Comments are attached for Items 405 and 411.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Encls.

89-513-GPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of June, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Falls Gable L.P. et al Received by: James E. Dyer  
Petitioner's Attorney: Benjamin Bronstein Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

November 8, 1983

Mr. Stephen R. Smith  
Evans, Hagan & Holdefer, Inc.  
8013 Belair Road  
Baltimore, Maryland 21236

RE: Density Units Relative to an  
Expanded Tract Boundary of a  
Development Plan

Dear Mr. Smith:

Reference is made to your letter of October 24, 1983 requesting verification that a density transfer of units from one section of a subdivision to another section is permissible from a zoning standpoint.

Additional discussion via a telephone conversation indicated that your client was contemplating purchasing and developing an adjacent tract of land on which he proposes to utilize density from the original tract.

In order to accomplish the above within the parameters of the Baltimore County Zoning Regulations, it will be necessary to amend the tract boundary of the original subdivision so as to include the additional adjoining property and otherwise comply with all applicable zoning regulations, particularly those that deal with the forms and contents of plans (see Section 1B01.3.A.5 enclosed).

In summary, it is my opinion that your client can transfer density from his presently approved development plan to an adjoining parcel, provided the original approved plan is amended to include the new parcel within the overall tract boundary and that all applicable regulations are met.

If you have any additional questions concerning this matter, please feel free to contact this office.

Very truly yours,

*Arnold Jarlon*  
ARNOLD JARLON  
Zoning Commissioner

AJ:JED:mr  
Enclosure  
cc: Mr. James E. Dyer  
Zoning Supervisor



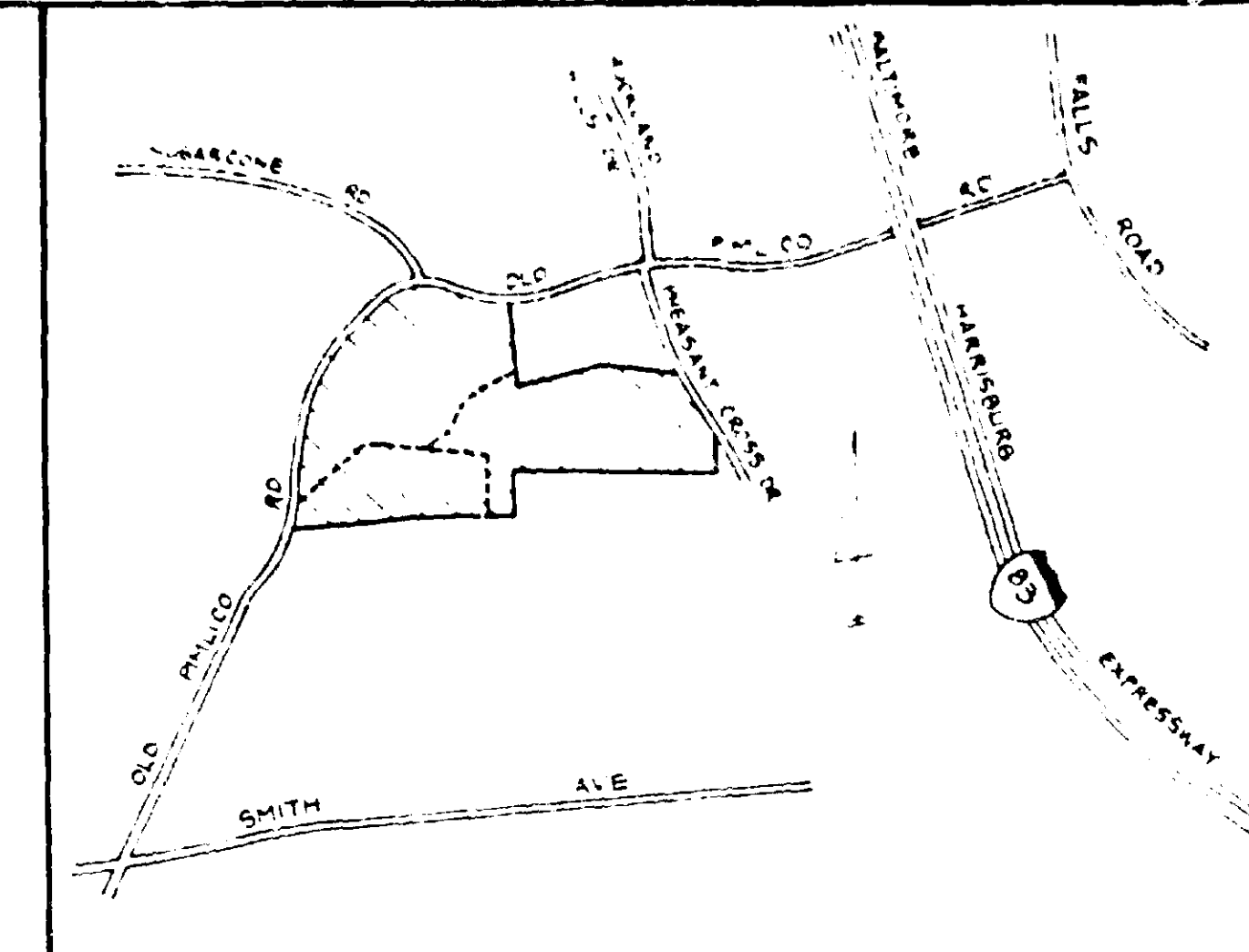




# GENERAL NOTES

1. HIGHWAY (HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE) UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO CO., MARYLAND THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO CO., MD. AT NO COST.
2. RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK OPEN SPACE OR OTHER PLAT AREA SHOWN ON THE PLAT.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-23, § 56-82.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND DEPT. OF PUBLIC WORKS.

TABULATION				
	SECTION 1 SUMMIT RIDGE	SECTION 2 SUMMIT RIDGE	FALLS III	OVERALL
1. EXISTING ZONING	DR-10	DR-10	DR-10	DR-10
2. GROSS AREA	18.09 AC.	21.11 AC.	2.227 AC.	41.43 AC.
3. NO. OF DENSITY UNITS ALLOWED	280	305	150	735
4. NO. OF DENSITY UNITS UTILIZED	130	174	0	304
5. NO. OF DENSITY UNITS REMAINING	150	131	150	431



VICINITY MAP  
SCALE 1" = 500'

COORDINATES				
	WEST	NORTH	WEST	NORTH
1	58342.5	40391.68	58342.5	40391.68
2	58342.5	40391.68	58342.5	40391.68
3	58342.5	40391.68	58342.5	40391.68
4	58342.5	40391.68	58342.5	40391.68
5	58342.5	40391.68	58342.5	40391.68
6	58342.5	40391.68	58342.5	40391.68
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8	58342.5	40391.68	58342.5	40391.68
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25	58342.5	40391.68	58342.5	40391.68
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27	58342.5	40391.68	58342.5	40391.68
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41	58342.5	40391.68	58342.5	40391.68
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44	58342.5	40391.68	58342.5	40391.68
45	58342.5	40391.68	58342.5	40391.68
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47	58342.5	40391.68	58342.5	40391.68
48	58342.5	40391.68	58342.5	40391.68
49	58342.5	40391.68	58342.5	40391.68
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99	58342.5	40391.68	58342.5	40391.68
100	58342.5	40391.68	58342.5	40391.68

36 FOLIO 32  
MAR 13 1987  
Seymour

## DENSITY PLAT OF SECTIONS 1 & 2 SUMMIT RIDGE AND FALLS III

3RD ELECTION DISTRICT BALTIMORE CO. MD.  
SCALE 1" = 100' JULY 1986

Petitioner's Exhibit 2

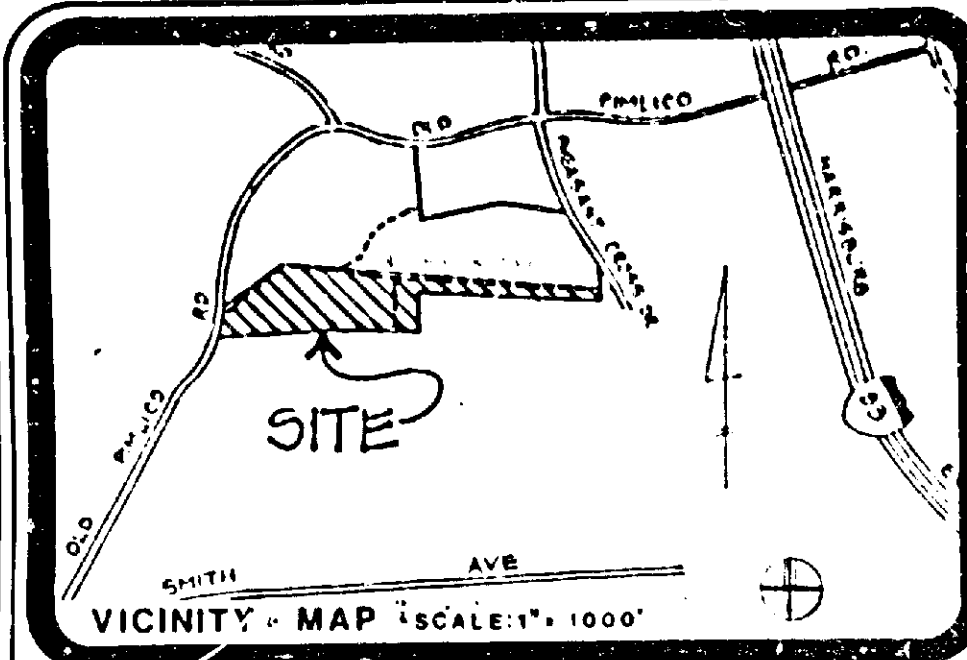
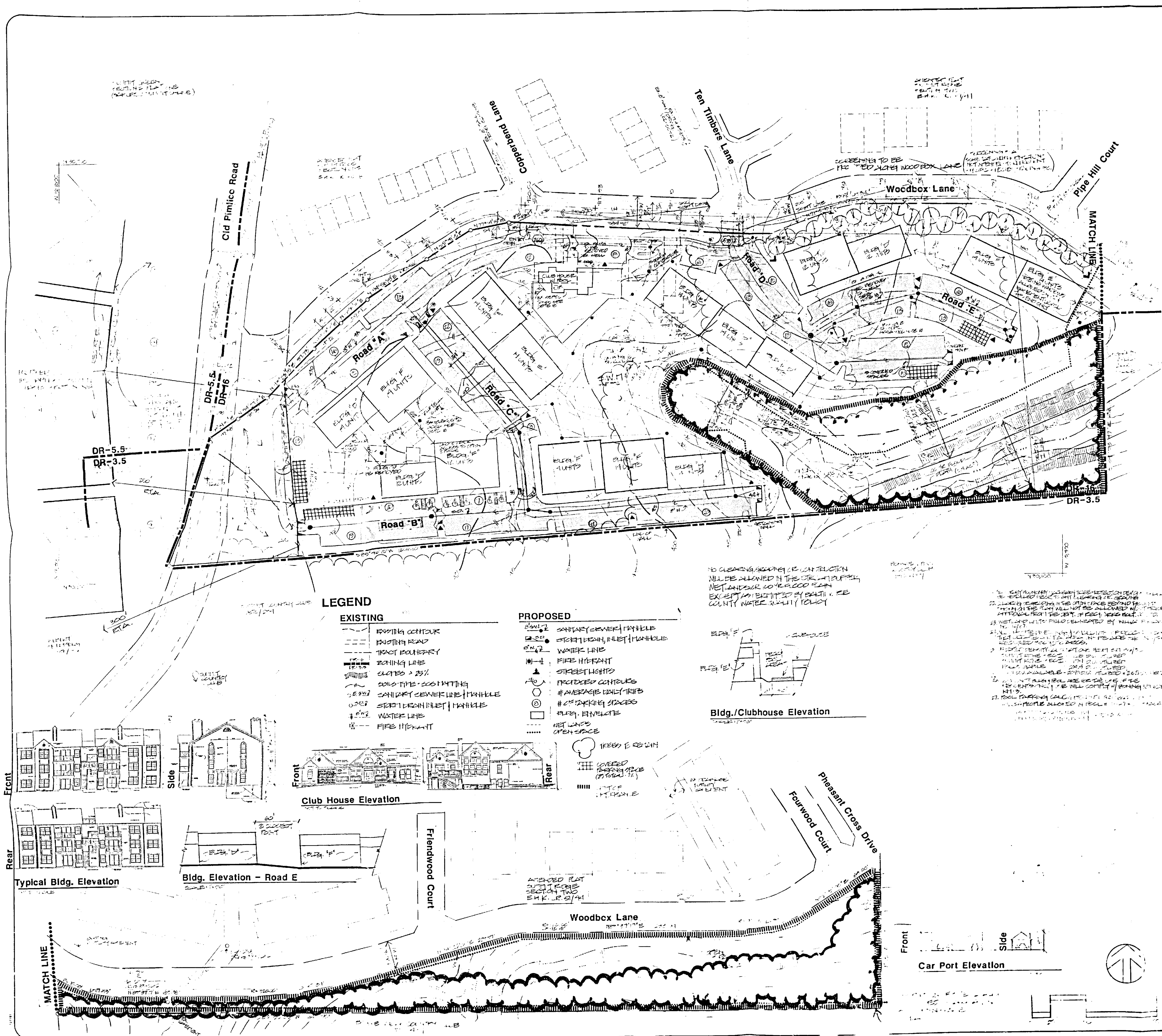
CURVE DATA						
FROM	TO	RADIUS	DELTA	LENGTH	TAN	CHORD
1	2	100.00	90°25'40"	62.97	32.09	64.8°38'35"W
2	3	100.00	90°25'40"	62.97	32.09	64.8°41'45"W
3	4	100.00	90°25'40"	62.97	32.09	64.8°41'45"W

OWNER  
SUMMIT RIDGE PARTNERSHIP  
20 S CHARLES STREET  
SUITE 204  
BALTIMORE, MD 21201

APPROVED BALTIMORE CO. OFFICE OF PLANNING & ZONING DATE _____ DIRECTOR	NOTE THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.	OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-102 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF MARKERS.	SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-102 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND MARKER SETTING.	<b>O.S. THALER &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERS & SURVEYORS 11 WARREN ROAD BALTIMORE MD 21202 484-4100
APPROVED BALTIMORE CO. DEPT. OF PUBLIC WORKS DATE _____	NOTE COURSES & COORDINATES SHOWN HEREIN ARE REFERRED TO THE FOLLOWING BALTIMORE COUNTY TRANSVERSE STATIONS: NO. NORTH WEST N 7253 22 08' 55" 13 30' 37" N 7254 30 31' 53" 16 57' 34"	JAMES H. JACOB REGISTERED LAND SURVEYOR	DATE _____	PWA COMPLETED FINAL PLAT CHECKED PLANNING & ZONING ENGINEERING DATE _____







1. OFFICER: JAMES GABLE
2. ATTORNEY: JAMES GABLE
3. ENGINEER: JAMES GABLE
4. ARCHITECT: JAMES GABLE
5. LANDSCAPE ARCHITECT: JAMES GABLE
6. CIVIL ENGINEER: JAMES GABLE
7. ELECTRICAL ENGINEER: JAMES GABLE
8. MECHANICAL ENGINEER: JAMES GABLE
9. PLUMBING ENGINEER: JAMES GABLE
10. FIRE ENGINEER: JAMES GABLE
11. CHEMICAL ENGINEER: JAMES GABLE
12. METALLURGICAL ENGINEER: JAMES GABLE
13. AERONAUTICAL ENGINEER: JAMES GABLE
14. AGRICULTURAL ENGINEER: JAMES GABLE
15. MARINE ENGINEER: JAMES GABLE
16. MINING ENGINEER: JAMES GABLE
17. PETROLEUM ENGINEER: JAMES GABLE
18. RAILROAD ENGINEER: JAMES GABLE
19. SURVEYING ENGINEER: JAMES GABLE
20. THERMAL ENGINEER: JAMES GABLE
21. TRANSPORTATION ENGINEER: JAMES GABLE
22. URBAN ENGINEER: JAMES GABLE
23. WATER ENGINEER: JAMES GABLE
24. WIND ENGINEER: JAMES GABLE
25. WOOD ENGINEER: JAMES GABLE
26. ZOOLOGICAL ENGINEER: JAMES GABLE
27. AEROSPACE ENGINEER: JAMES GABLE
28. ACOUSTICAL ENGINEER: JAMES GABLE
29. BIOMEDICAL ENGINEER: JAMES GABLE
30. CHEST ENGINEER: JAMES GABLE
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97. URBAN ENGINEER: JAMES GABLE
98. WATER ENGINEER: JAMES GABLE
99. WIND ENGINEER: JAMES GABLE
100. WOOD ENGINEER: JAMES GABLE

TYPE	CLASS	NUMBER WITH	PERCENTAGE	PERCENTAGE	PERCENTAGE
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100	100	100	100	100	100

REVISIONS

DATE: 11/1/74

SCALE: 1" = 40'

DESIGNED BY: JAMES GABLE

DRAWN BY: JAMES GABLE

CHECKED BY: JAMES GABLE

APPROVED BY: JAMES GABLE

OWNER/DEVELOPER

NV PROPERTIES

6826 Elm Street

McLean, Virginia 22101

(703) 847-0060

C.R.G.

FALLS GABLE

PLAN

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS

LANDSCAPE ARCHITECTS

LAND PLANNERS

11 WARREN ROAD

ALTIMORE, MD 21208

(301) 484-4100

PROJECT No.

SHEET No.



